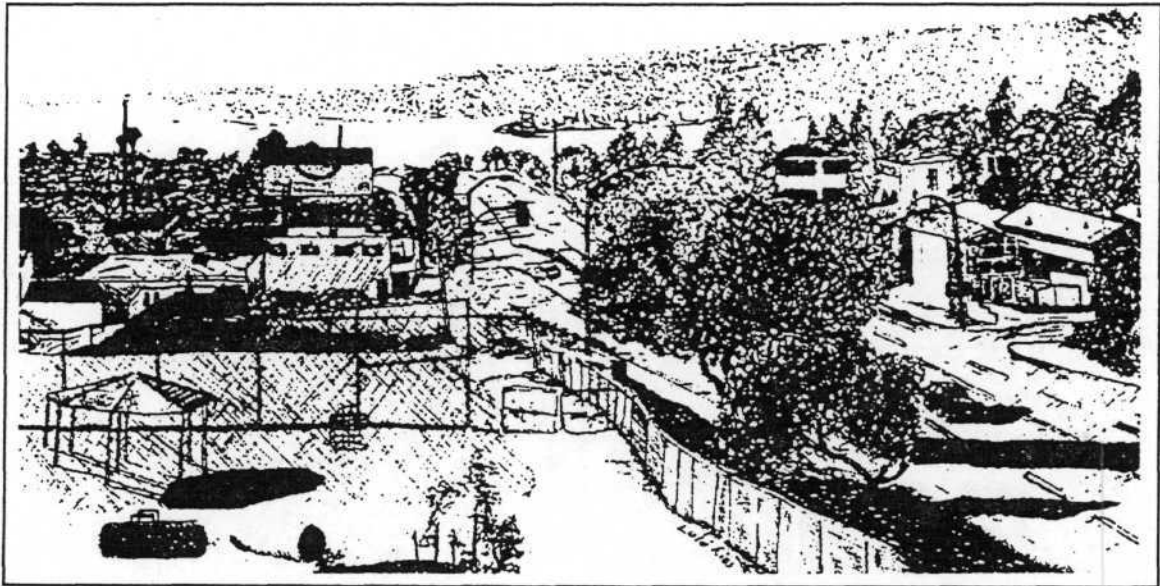


Clairemont Mesa

Public Facilities Financing Plan



Fiscal Year 2002

April 2002



City of San Diego
Planning Department
Facilities Financing

CLERK'S FILE COPY

3322
(R-2002-1191)

RESOLUTION NUMBER R- 296422

ADOPTED ON APR 30 2002

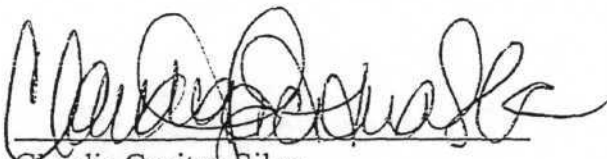
RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE CLAIREMONT MESA FACILITIES
FINANCING PLAN.

BE IT RESOLVED, by the Council of The City of San Diego, that it approves the
document titled "Clairemont Mesa Public Facilities Financing Plan, Fiscal Year 2002," dated
April 2002, a copy of which is on file in the office of the City Clerk as Document No.

RR- 296422.

APPROVED: CASEY GWINN, City Attorney

By


Claudia Gacitua Silva
Deputy City Attorney

CGS:cdk
03/08/02
Aud.Cert:N/A
Or.Dept:Plan.Dept.
R-2002-1191

CLERK'S FILE COPY

(R-2002-1192)

RESOLUTION NUMBER R- 296423

ADOPTED ON APR 30 2002

BE IT RESOLVED, by the Council of the City of San Diego, that it rescinds the existing Clairemont Mesa Development Impact Fees [DIF].

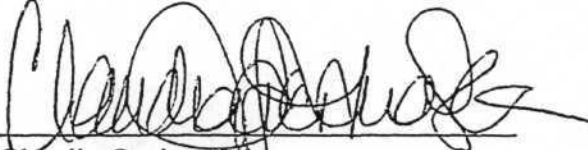
BE IT FURTHER RESOLVED, that the DIF fee schedule contained in the Clairemont Mesa Public Facilities Financing Plan, Fiscal Year 2002, as adopted and approved on April 30, 2002, by Resolution No. R- 296422 [R-2002-1191], is declared to be an appropriate and applicable DIF fee schedule for all properties within the Clairemont Mesa Community Planning Area.

BE IT FURTHER RESOLVED, that the Docket Supporting Information (including City Manager's Report No. 02-073) and the text contained in the Clairemont Mesa Public Facilities Financing Plan are incorporated by reference into this resolution as support and justification for satisfaction of findings required pursuant to California Government Code sections 66001(a) and 66001(b) for imposition of DIFs. Specifically, it is determined and found that this documentation:

1. Identifies the purpose of the DIF;
2. Identifies the use to which the DIF is to be put;
3. Demonstrates how there is a reasonable relationship between the DIF's use and the type of development project on which the DIF is imposed; and

4. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the DIF is imposed.

APPROVED: CASEY GWINN, City Attorney

By 
Claudia Gacitua Silva
Deputy City Attorney

CGS:cdk
03/08/02
Aud.Cert:N/A
Or.Dept:Plan.Dept.
R-2002-1192

Table of Contents

Summary

General	1
Development Forecast and Analysis	1
Periodic Revision	1

Existing Public Facilities & Future Needs

Transportation	2
Library	2
Park and Recreation	2
Fire Facilities	3

Clairemont Mesa - Public Facilities Financing Plan

Financing Strategy	4
General Assumptions and Conditions	7

Summary of Facilities Needs.....8

Figure 1 - Community Boundary Map9

Figure 2 - Capital Improvements Program 10

Table 1 - Clairemont Mesa Facilities Summary..... 11

Development Impact Fee Determination

Background	15
Distribution of Project Costs and Fee Determination	15
Transportation	15
Libraries	16
Park and Recreation	16
Fire Facilities.....	16

Development Impact Fee Schedule 17

Capital Needs Detail

Transportation Projects.....	18
Library Projects	31
Park and Recreation Projects.....	35
Fire Projects	68

Community Planning Group Priorities 73

Summary

General

The PROGRESS GUIDE AND GENERAL PLAN (General Plan) for the City of San Diego recommends the division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. Urbanized areas include the central portion of San Diego as well as the remaining older sections of the City. Planned Urbanizing areas consist of newly developing communities. Future Urbanizing areas include land which is primarily undeveloped.

The Clairemont Mesa area is an Urbanized area. This document sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals etc.), fire protection, libraries, and park and recreation.

The facilities included in this Financing Plan will be needed over the next approximately twenty years when the ultimate build-out of the community is expected. The Clairemont Mesa Community Plan is a guide for future development within the community and serves to determine the public facility needs reflected in this document. The City Council has previously adopted impact fees to help mitigate the cost of the public facilities necessitated by development in the community. Impact fees were adopted on October 12, 1987 by Resolution #R-269470, and revised on September 18, 1990, by Resolution #R-276560. This document provides the basis for a revision of the impact fees for the Clairemont Mesa Community.

Development Forecast and Analysis

The Clairemont Mesa Community Plan is a comprehensive policy guide for the physical development of the Community. The Clairemont Mesa Community is generally bounded on the west by Mission Bay, on the south by Tecolote Canyon, on the east by I-805, and on the north by SR-52.

Currently, the Clairemont Mesa Community contains 22,827 single family detached units, 9,479 multiple family dwelling units, and 200 mobile homes, with a total population of approximately 83,117. It is estimated that combined residential and non-residential development will result in an increase of Average Daily Trips from 349,420 to approximately 389,647 Average Daily Trips at community build-out.

Periodic Revision

To ensure that this program maintains its viability, this plan may be periodically revised to include, but not necessarily limited to, Council changes (amendments) to the Community Plan.

Existing Public Facilities & Future Needs

Transportation

Clairemont Mesa is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Additional transportation improvements will be necessary to meet the needs of future development.

Transportation improvements in Clairemont Mesa are dictated by traffic volumes, level-of-service, and completion of street systems. Improvements will be funded through a combination of Development Impact Fees (DIF) and other funding sources yet to be determined. Additional details on Transportation Improvements are provided in Table 1 and the Capital Needs Detail section starting on page 18.

Library

Clairemont Mesa is served by three public libraries in the community: Balboa Branch, located on Mt. Abernathy Avenue; Clairemont Branch, located on Burgener Boulevard; and the North Clairemont Branch, located on Clairemont Drive. As the community reaches capacity, it is anticipated that the Balboa Branch will be expanded to 18,000 square feet, and both the Clairemont and North Clairemont Branches expanded to 15,000 square feet each. Additional details on Library Improvements are provided in Table 1 and the Capital Needs Detail section starting on page 31.

Park and Recreation

The Clairemont Mesa community is currently served by four community parks (Cadman, North Clairemont, Olive Grove and South Clairemont), eight neighborhood parks (Gershwin, McDowell, Mt. Etna, Mt. Acadia, Lindbergh, East Clairemont Athletic Field, and West Hills), two turf school parks and two lighted ballfields on school sites. Community parks located adjacent to the Clairemont Mesa, planning area, including Tecolote Park, the Kearny Mesa Community Park in Linda Vista and Hickman Field in Kearny Mesa, also serve the Clairemont Mesa community. The community is served by one swimming pool located at South Clairemont Community Park.

Park and Recreation needs, which are based on General Plan standards, and are consistent with the community plan, consist of the development and expansion of existing parks, and the addition of new facilities. Additional details on Park and Recreation Improvements are provided in Table 1 and the Capital Needs Detail section starting on page 35.

Fire Facilities

There are currently three (3) fire stations located within the Clairemont Mesa Planning Area: Station 25 on Chicago Street, Station 27 on Clairemont Drive, and Station 36 on Chateau Drive.

A new station (Station 45) is proposed to be located on Garnet Avenue near Mission Bay Drive to serve the communities of Clairemont Mesa, La Jolla, Mission Beach and Pacific Beach. The existing stations in the community will require renovations/expansions in order to maintain the existing levels of service.

Additional details on Fire Facilities Improvements are provided in Table 1 and the Capital Needs Detail section starting on page 68.